



We are pleased to invite your firm to submit a proposal for the new construction project identified below. This Request for Proposal (RFP) is being issued to solicit qualified Subcontractors to provide a complete proposal including pricing, qualifications, and project approach.

Project Name: NORTH CHESTER APARTMETNS

Project Location: 805 NORTH CHESTER

Project Description: Multifamily development, with 4 buildings consisting of 15 units. 1bedroom, 1bath, LV/kitchen, and parking lot.

SPECIAL REQUIREMENTS

***BABA**

***PREVAILNG WAGE**

TRADES: ELECTRICAL

The intent of this RFP is to select a Subcontractor based on overall value, including cost, experience, proposed schedule, and approach to the work.

RFP Schedule:

- RFP Issued: **5-22-26**
- Pre-Proposal Meeting / Job Walk: **Monday 6/8/26**
- Deadline for Questions (RFIs): **Monday 6/8/26**
- Proposal Due Date: **Wednesday 6/17/26**

Proposal Submission Requirements:

Please submit your proposal in accordance with the instructions included in this RFP package. At a minimum, proposals shall include:

- Lump sum or GMP pricing with a detailed cost breakdown.
- Project schedule and duration by trade.
- List of key subcontractors (if available).
- Clearly identified assumptions, exclusions, and any value engineering suggestions.
- If is your first time doing business with GEahi, please Fill out Vendor information sheet, provide Company qualifications and relevant project experience, including 2–3 letters of recommendation from projects of similar size and scope.
- Proposed project team, including key personnel.

Proposals shall be submitted electronically in PDF format to Arturo Aguilar. At procurement@geahi.org. Late submissions may not be considered.

All questions or requests for clarification shall be submitted in writing to:

Arturo Aguilar
aaguilar@geahi.org
661.373.9506

Responses to questions will be issued via addenda to all invited proposers.

We appreciate your time and interest in this project and look forward to reviewing your proposal.

Sincerely,
Arturo Aguilar



Superintendent
Golden Empire Affordable Housing Inc

GOLDEN EMPIRE AFFORDABLE HOUSING, INC.
601 24TH STREET, SUITE B
BAKERSFIELD, CA 93301
OFFICE 661.633.1533 | EMAIL: PROCUREMENT@GEAHL.ORG
SPECIFIC REQUIREMENTS

PROJECT:

North Village Apartments

TRADE: ELECTRICAL

DATE: _____

SUBCONTRACTOR: _____

OFFICE: _____

LICENSE#: _____

Reference to Subcontractor shall mean Electrical Subcontractor and reference to Owner shall mean Golden Empire Affordable Housing, Inc. Subcontractor shall furnish all labor and equipment to perform the operations necessary to complete all electrical work as indicated on the Contract Documents and specified herein, including but not limited to the following:

CONTRACT WILL INCLUDE:

1. Furnish and install Switchgear, for overhead service.
2. Furnish and install Subpanels. Identify all circuits. Install size amps required per code.
3. Furnish and Install 1” electrical conduits in between buildings for fire alarm, exterior lights, parking light post and EV. Trenching work by others.
4. Electrician to use “Quick Flash” product at all exterior penetrations.
5. **Owner will furnish all light fixtures. Interior/Exterior. (Surface mount)**
6. All toggle switch and plate covers will be white in color.
7. ADA units must comply with proper heights for all Subpanels, switches, and receptacles throughout.
8. Receptacles in kitchen to be installed in backslash to comply with reaching code. Include box extenders.
9. Subcontractor is responsible for connecting the telephone interface at the telephone box as required by the local utility company; to be included in the standard price.
10. Shall include all low voltage (phone, cable and community building)
11. Shall include a dedicated receptacle that is within 3’ of the electric tank water heater. 208V, 30 Amp.
12. Shall include parking light poles at parking lot. Refer to plans for more details.
13. Shall conform to T24 Energy Standards.
14. All through penetrations in fire rated wall to be of non-combustible material or in a non-combustible sleeve. Provide UL rated caulking at all penetrations through fire rated walls.
15. Provide putty pads on receptacles that are back-to-back or 2ft from each other. See fire notes.
16. Shall include smoke and carbon monoxide alarms as per plan.
17. Shall include dimmers, in living and bedroom areas with a fan switch.
18. All bathrooms shall be wired for exhaust fans. Furnish and install humidity sensor and occupancy sensor.
19. Furnish and install exhaust fan per plan.

20. Shall include 5 dedicated receptacles, one for the fire alarm panel and the other receptacles for the fire bell outside each building.
21. Connect fire sprinkler riser flow switch and alarm bell. Verify fire sprinkler riser location and connection requirement with fire sprinkler system contractor prior to rough in.
22. Furnish and install two underground 1" conduits between buildings for fire alarm and camera system. Trenching work included.
23. Furnish and install one underground 1" conduit from gate access control panel in water heater room to gate controller. And two additional 1" conduits for the gate motor and keypad. Trenching work included.
24. No Temp Power Onsite. Must provide generator.
25. Furnish and install conduit for parking lights.
26. Furnish and install parking light post and EV as per plan.
27. Subcontractor must review the plans thoroughly for discrepancies or errors.
28. Any RFI must be submitted prior to signing the contract.
29. Any discrepancies that may result in a change order must be submitted as a formal RFI prior to signing the contract.
30. No change orders will be accepted after signing the contract unless they are due to a design change by the builder.
31. Warranty for one year from the date the building final inspection is signed off.
32. No Temp Power Onsite. Must provide generator.

GOLDEN EMPIRE AFFORDABLE HOUSING, INC
601 24TH STREET, SUITE B BAKERSFIELD, CA 93301
OFFICE 661.633.1533 | FAX 661.633.1617

TRADE: ELECTRICAL

| |
|-----------------------------|
| Subcontractor: _____ |
|-----------------------------|

SCOPE OF WORK

2. SCOPE:

Subcontractor shall furnish all labor, material, and equipment to perform the operations necessary to complete all **electrical work** as indicated on the Contract Documents and specified herein, including but not necessarily limited to the following:

- a. All items of material shall bear underwriter's label of approval. Sizes of conduits, outlets, junction boxes and wire shall be in accordance with the National Electric Code, and as indicated or specified by all local governing agencies.
- b. Subcontractor shall install electrical panel for underground service. Panels are to be permanently, clearly, and accurately labeled.
- c. Contract includes all wiring, complete with finish wall plates and interconnect equipment required to be installed on each unit wired, and all labor and material to complete the same. Ground fault interrupters (GFI) where required by law. Re set to be installed where necessary to meet all codes.
- d. Subcontractor shall install all low voltage phone & cable including one receptacle and conduit for exterior irrigation timer per site.
- e. All electrical work to be in accordance with estate, local codes including the 2019 NEC and Approve Electrical Plan Sheets.
- f. ADA units: must comply and meet code. Smoke alarm and carbon monoxide must have strobe light.
- g. Subcontractor shall follow all Fire Notes stated on plans.
- h. All light fixtures and fans will be provided by Owner.
- i. Furnish and install 120V air conditioning pre-wire with disconnect, and hook-up (refer to plans for multiple unit locations). Dual element time delay fuses for air-conditioning compressors, sized according to manufacturer's specifications in approved disconnect box.
- j. Furnish and install doorbells (doorbells will be Nutone model RCPB709 or approved equal with lighted button). Smoke and carbon monoxide alarms hardwired with Battery back-up.

- k. Subcontractor shall install dimmers on living area and bedrooms with separate switch for ceiling fans.
- l. All bathrooms shall include wiring for exhaust fan with a humidity sensor and occupancy sensors.
- m. All boring or cutting of wood members shall be in a neat, tight and workmanship-like manner. All studs, plates and joists to have steel plate straps when hole is within 2" of face, or as required by code.
- n. Wires and conduit shall be as required by local building codes, with copper wire only throughout. If approved by local governing agencies, #6 and heavier wiring may be aluminum with mechanical attachment.
- o. All switches, outlets, and controls shall be per CBC 11B-308 & 309. All electrical boxes on rated wall to be metal 26 ga per CBC 714.3.2. Refer to fire notes.
- p. ADA units shall have receptacles and outlets at the recommended height as per the approved plans.
- q. Subcontractor to verify all dimensions, mounting heights and outlet locations with field Superintendent. All receptacles, outlets, switches, and controls shall be mounted between 18" and 48" above the floor per CBC 11B-603.4
- r. Dishwasher and garbage disposal receptacle shall comply with CBC 11B-611
- s. **Owner will Furnish all light fixtures. Interior/Exterior.**
- t. Prior to completion of each unit, Subcontractor will ring out all circuits and ensure a ready to use system. Electrical outlets covered by drywall and plaster contractors will be located with a frequency-sensing probe, not a hammer so as to minimize wall damage.
- u. Any penetration through a fire wall must be of a noncombustible material and fire caulked on both sides. Putty pads will be needed on receptacles within 3 feet of each other.
- v. Where light fixtures, cabinets or boxes are shown located in rated ceilings and/or walls, provide fire rated enclosure around the light fixtures, cabinets or boxes rating of enclosure shall match or exceed rating of area penetrated.
- w. Where conduits penetrate fire rated ceilings walls or floors, provide fire stops at penetration. Rating of fire stop shall match or exceed rating of area penetrated.
- x. **Parking Lot:**
 - a. Pole lights per plan. Please refer to plans for more details.
 - b. EV: Per Plan. Refer to plans for detail.

3. MATERIAL:

- a. All materials delivered to site shall be responsibility of Subcontractor until installed and accepted by Owner. Any loss, no matter what the cause, shall be the responsibility of Subcontractor.
- b. Order all material as soonest contract is sign.
- c. All items of material shall bear underwriter's label of approval. Sizes of conduits, outlets, junction boxes and wire shall be in accordance with the National Electric Code, and as indicated or specified by all local governing agencies.

4.FINISHES

- a. All light fixtures to be provided by Owner
- b. Subcontractor shall notify the Owners Housing Construction Superintendent of any damage or defected fixture, immediately.

5. GENERAL REQUIREMENTS

Subcontractor shall guarantee that all work and equipment are in accordance with OSHA regulations.

6. WORKMANSHIP

Workmanship shall be in compliance with all requirements of local, state and federal codes and manufacturers specifications whether specifically mentioned in these specifications or not, at no additional cost to Owner.

- a. All workmanship shall meet the standard of good practice acceptable within the industry.
- b. Any areas that do not meet with the above shall be immediately removed and/or re-installed to comply.

7. CLEAN UP

- a. Subcontractor shall clean- up and dispose daily all debris, waste material, rubbish, etc. to trash bins or as directed by Owners Housing Construction Superintendent.
- b. Subcontractor to dispose of all debris generated as a result of the work.
- c. The site shall be left in a neat and clean condition acceptable to Owner. Subcontractor is responsible to sweep house when completed and or as directed by Owners Housing Construction Superintendent.

8. PERFORMANCE STANDARDS

- a. Anything not meeting the following standards will be repaired or replaced by Subcontractor at no additional cost to Owner.
- b. Subcontractor will check wiring circuits for conformity with applicable national, state, or local electrical code requirements. The Subcontractor will correct circuitry not conforming to applicable code specification or plan.
- c. All work shall be judged defective if it fails to meet contract documents. Such work shall be corrected by Subcontractor in a manner and by such means as is satisfactory to Owner at no additional cost.

9. WARRANTY

Subcontractor shall warranty installation for 1 year.

TOTAL CONTRACT PRICE: (Price includes all tax, labor, material, and delivery)

Total \$ _____

PAYMENT SCHEDULE: (Refer to Contract, Article 5 “Progress Payments”)

60% Rough -Inspection signed
off. Per building.

30% Finishes installed. Per
building.

10% Building Department signed off.

Subcontractor

Date

Owner

Date

VENDOR INFORMATION SHEET

Date: _____ Prepared By: _____

Official Business Name: _____

DBA: _____

Location Address: _____
Street City State Zip

Remit Address: _____
Street City State Zip

Contact Person: _____ Title: _____

Phone #: _____ Accts. Receivable Phone #: _____

Fax #: _____ Customer Service Phone #: _____

E-mail Address: _____

Federal ID # or SS#: _____ Contractor Lic #: _____

Business Lic #: _____ City License Issued: _____

General Liability Insurance Carrier & Policy #: _____

Auto Liability Insurance Carrier & Policy #: _____

Workers Compensation Insurance Carrier & Policy #: _____

FEDERAL TAX CLASSIFICATION:

Individual/Sole Proprietor C Corporation S Corporation Partnership Trust/Estate

Limited Liability Co. Other: _____

SBA CLASSIFICATION:

It is the policy of Golden Empire Affordable Housing, Inc. II, consistent with Federal, State and local laws, to promote and encourage the development, participation, and continued expansion of Small Business Enterprises, Minority Business Enterprises, Women's Business Enterprises and Veteran Business Enterprises.

Minority-Owned Small Business Veteran-Owned Woman-Owned

Years in Business: _____ Accept Purchase Orders: Yes No

If your business has a Social Security number as Tax ID, we require the signature of the owner.

Authorized Signature: _____ Print Name: _____

Title: _____ Date: _____

Request for Taxpayer Identification Number and Certification

**Give Form to the
 requester. Do not
 send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

| | | | | | | |
|---|---|--|---|---|---------------------------------------|--|
| Print or type. See Specific Instructions on page 3. | 1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. | | | | | |
| | 2 Business name/disregarded entity name, if different from above | | | | | |
| | 3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. | | 4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): | | | |
| | <input type="checkbox"/> Individual/sole proprietor or single-member LLC | <input type="checkbox"/> C Corporation | <input type="checkbox"/> S Corporation | <input type="checkbox"/> Partnership | <input type="checkbox"/> Trust/estate | Exempt payee code (if any) _____ |
| | <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ | | | | | Exemption from FATCA reporting code (if any) _____ |
| | Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. | | | | | (Applies to accounts maintained outside the U.S.) |
| | <input type="checkbox"/> Other (see instructions) ▶ _____ | | | | | |
| 5 Address (number, street, and apt. or suite no.) See instructions. | | | | Requester's name and address (optional) | | |
| 6 City, state, and ZIP code | | | | | | |
| 7 List account number(s) here (optional) | | | | | | |

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

| | | | | | | | | | | | |
|---------------------------------------|--|--|--|---|--|--|---|--|--|--|--|
| Social security number | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | - | | | - | | | | |
| or | | | | | | | | | | | |
| Employer identification number | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | - | | | | | | | |

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

| | | |
|------------------|----------------------------|--------|
| Sign Here | Signature of U.S. person ▶ | Date ▶ |
|------------------|----------------------------|--------|

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.